

003.A

0003

0017.2

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
835,200 / 835,200  
835,200 / 835,200  
835,200 / 835,200
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
59-61		MILTON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: KLOSS JOHN & ELLEN  
 Owner 2:  
 Owner 3:

Street 1: 59-61 MILTON ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: 59-61 MILTON STREET LLC -

Owner 2: -

Street 1: 40 SILVER HILL LANE

Twn/City: WALTHAM

St/Prov: MA Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1940, having primarily Vinyl Exterior and 2217 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrooms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8272																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	835,200			835,200		318045
							GIS Ref
							GIS Ref
							Insp Date
							05/15/17

PREVIOUS ASSESSMENT								Parcel ID	003.A-0003-0017.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	922,600	0	.	.	922,600	922,600	Year End Roll	12/18/2019
2019	102	FV	815,500	0	.	.	815,500	815,500	Year End Roll	1/3/2019
2018	102	FV	721,200	0	.	.	721,200	721,200	Year End Roll	12/20/2017

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
59-61 MILTON ST	68063-538		9/22/2016	Convenience		1	No	No	Correction Deed
59-61 MILTON ST	67048-134		4/6/2016		800,000	No	No	No	Master Deed 66918:404

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
5/15/2017									5/15/2017	Measured	DGM	D Mann		
5/15/2017									5/15/2017	NEW CONDO	DGM	D Mann		

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	99 - Condo Conv	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**


**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 4
	Baths: 2	HB

UnSketched SubAreas:  
GLA: 2217,

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**DEPRECIATION**

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

**CALC SUMMARY**

Basic \$ / SQ:	295.00
Size Adj.:	1.12361288
Const Adj.:	0.98990101
Adj \$ / SQ:	328.118
Other Features:	90778
Grade Factor:	1.00
NBHD Inf:	1.07000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	875491
Depreciation:	40273
Depreciated Total:	835219

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	351.09	
Special Features:	0	Val/Su Net:	376.73	
Final Total:	835200	Val/Su SzAd:	376.73	

**PARCEL ID**

003.A-0003-0017.2

**SKETCH**


Total:

